

SUPPLEMENTAL CORRECTED QUITCLAIM DEED

THIS INDENTURE made this 1st day of April, 2010, between the UNITED STATES OF AMERICA, acting by and through the Secretary of Veterans Affairs, 810 Vermont Avenue, NW, Washington, DC 20420, hereinafter called the "GRANTOR," under and pursuant to the powers and authority contained in the provisions of The Emergency Supplemental Appropriations Act for Defense, The Global War on Terror, and Hurricane Recovery, 2006, Public Law 109-234, Sec. 2703, 120 STAT. 469, and Section 231 of Public Law 111-117 (the "Consolidated Appropriations Act, 2010"), Division E ("Military Construction and Veterans Affairs and Related Agencies and Appropriations Act, 2010"), Title II ("Department of Veterans Affairs"), and the City of Gulfport, Mississippi, hereinafter called the "GRANTEE."

WITNESSETH

That the Grantor does hereby GRANT and QUITCLAIM unto the Grantee, its successors and assigns, without representation or warranty, express or implied, and without the reservation of any rights, title, and/or interests, except as otherwise provided for herein, all rights, title, and interest in and to the following described property and all improvements thereon, lying in the City of Gulfport, State of Mississippi, all as shown on:

Exhibit Composite A, Boundary Survey with Revised Property Description and Corrected Legal Description; and

Exhibit B, Finding of Suitability for Transfer (FOST) – Includes: Table of Contents, References, Attachments 1 through 5.

TO HAVE AND TO HOLD the above described property and premises with all the privileges, improvements, and appurtenances thereunto belonging, unto the said Grantee, its successors and assigns, forever.

SUBJECT TO any and all existing reservations and easements, recorded and unrecorded, belonging to or in any manner appertaining to the described property for public highways, roads, railroads, pipelines, drainage, levee maintenance and floodage, sewer mains and lines and public utilities, if any.

It is a condition of this conveyance and a covenant running with the land that the Grantee and its survivors or its assigns and every successor in interest in this property hereby conveyed or any part thereof shall not, pursuant to 42 U.S.C. § 1982, discriminate upon the basis of race, color, or national origin in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed, and shall have the sole right to enforce this covenant in any court of competent jurisdiction. This covenant shall run with the land in perpetuity.

ACCESS FOR OTHER THAN ENVIRONMENTAL MATTERS

Pursuant to Public Law 109-234, Sec. 2703; and Public Law 110-161, Division I, Title II, Sec. 233, the owner or holder of the property herein conveyed shall provide GRANTOR, its employees, agents, contractors, and assigns unrestricted and unsupervised access for the purpose of the hurricane clean up and repairs authorized by such laws or statutes and shall allow unrestricted and unsupervised access to GRANTOR, its employees, agents, contractors, and assigns, to include the Federal Emergency Management Agency its employees, agents, contractors and assigns for the purpose of cleanup of the Federal Emergency Management Agency Housing site.

ENVIRONMENTAL MATTERS

A. Notice of Hazardous Substance Activity. Pursuant to Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA)(42 U.S.C. 9620(h)(3)(A)(i), and based upon a complete search of agency files, the Department of Veterans Affairs gives notice that the Finding of Suitability for Transfer (FOST) attached as Exhibit B provides the following information: (1) the type and quantity of hazardous substances that were known to have been released or disposed of or stored for one year or more on the Property, (2) the time, where known, such storage, release or disposal took place, and (3) a description of remedial action taken or to be taken.

B. CERCLA Covenant. Grantor warrants that all remedial action necessary to protect human health and the environment has been taken before the date of this conveyance. Grantor warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.

(1) This covenant shall not apply:

(a) in any case in which Grantee, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; or

(b) to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:

- (i) results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; or
- (ii) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.

(2) In the event Grantee, its successor(s) or assign(s), seeks to have Grantor conduct or pay for any additional response action, and, as a condition precedent to Grantor incurring any additional clean up obligation or related expenses, the Grantee, its successor(s) or assign(s), shall provide Grantor at least 45 days written notice of such a claim and provide credible evidence that:

- (a) the associated contamination existed prior to the date of this conveyance; and
- (b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the Grantee, its successor(s) or assign(s), or any party in possession.

C. Access. Grantor reserves a right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to and use of available utilities at reasonable cost to Grantor. These rights shall be exercisable in any case in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation the United States of America, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be coordinated with the record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants. Any property, real or otherwise, which shall be altered, changed, damaged or destroyed in the course of any action taken by Grantor or on its behalf under the "Environmental Matters" provisions herein shall, unless agreed to in writing by the record title

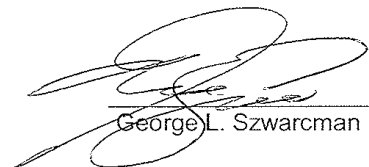
owner thereof, be returned to a similar condition to that which existed immediately prior to the subject alteration(s), change(s), damage(s), and/or destruction

Pursuant to Section 231 of Public Law 110-329, Title II, Department of Veterans Affairs, which amended Section 2703 of the Emergency Supplemental Appropriations Act for Defense, the Global War on Terror, and Hurricane Recovery, 2006 (120 Stat. 469), as amended by Section 231 of Public Law 111-117 (the "Consolidated Appropriations Act, 2010"), Division E ("Military Construction and Veterans Affairs and Related Agencies Appropriations Act, 2010"), Title II ("Department of Veterans Affairs"), the Grantee agrees that this land shall be owned by the City of Gulfport or its urban renewal agency for no less than 50 years from the date of enactment of Public Law 110-329, or September 30, 2058. Grantor hereby acknowledges and agrees that the prior restriction or covenant that the land shall be owned only by the City of Gulfport for this same period of time is hereby canceled as the same was amended by Section 231 of Public Law 111-117 on December 16, 2009.

IN WITNESS WHEREOF, THE UNITED STATES OF AMERICA, by its Secretary of Veterans Affairs, has hereunto subscribed its name and affixed the seal of the Department of Veterans Affairs, the day and year first above written.

UNITED STATES OF AMERICA

[SEAL]


George L. Szwarcman

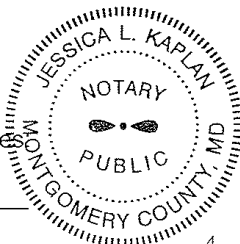
County of Montgomery]
]]
State of Maryland]

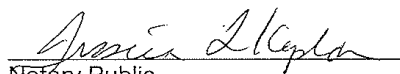
On this 1st day of April, 2010, before me, a Notary Public in and for said State of Maryland, personally appeared to me, well known and known to me to be George Szwarcman, Chief, Real property Services, who has an office at 811 Vermont Avenue, NW, Washington, DC 20420, whose name is subscribed to the within instrument, and acknowledged that he executed the same as a voluntary act and deed of the United States of America, within the scope of his lawful authority.

[SEAL]

My commission expires

7/9/12

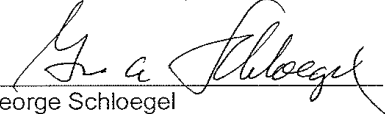



Notary Public
State of Maryland

CERTIFICATION OF ACCEPTANCE

I, George Schloegel, certify that I am the Mayor of the City of Gulfport, Mississippi, named as the GRANTEE herein, and that, after having first been duly authorized by the Governing Authority for the City of Gulfport, Mississippi, I have hereby accepted this conveyance of the property described and shown in Exhibit "A" attached hereto with the conditions as expressly stated herein for and on behalf of the City of Gulfport, Mississippi.

CITY OF GULFPORT, MISSISSIPPI

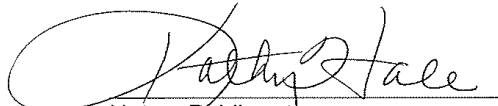
BY: 
George Schloegel
Mayor

City of Gulfport]
County of Harrison
First Judicial District]
State of Mississippi]

Personally appeared before me, the undersigned authority in and for the said County and State, on this 5th day of April, 2010, within my jurisdiction, the within named George Schloegel, known to me to be the duly elected and acting Mayor of the City of Gulfport, Mississippi, whose office is at 2309 15th Street, Gulfport, Mississippi 39501, who acknowledged that he executed the above and foregoing instrument in such capacity and within the scope of his lawful authority for and on behalf of the City of Gulfport, Mississippi and after first having been duly authorized to do so.



[SEAL]


Notary Public
State of Mississippi

My commission expires: March 10, 2013
My Commission Expires: March 10, 2013

GRANTOR ADDRESS:

Department of Veterans Affairs
810 Vermont Avenue, NW
Washington, DC 20420
202-461-4951

GRANTEE ADDRESS:

City of Gulfport
City Hall
2309 15th Street
Gulfport, Mississippi 39501
228-868-5811

INDEXING INSTRUCTIONS:

EAST HALF OF IRREGULAR SECTION 2 & WEST HALF OF IRREGULAR
SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, 1ST
JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSPPI

DEED PREPARED BY:

Office of General Counsel
Department of Veterans Affairs
810 Vermont Avenue
Washington, DC, 20420

RETURN COPIES OF DEED TO:

Office of General Counsel
Department of Veterans Affairs
810 Vermont Avenue
Washington, DC 20420

City Attorney's Office
City of Gulfport
Post Office Box 1780
Gulfport, Mississippi 39502

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EXHIBIT COMPOSITE "A"

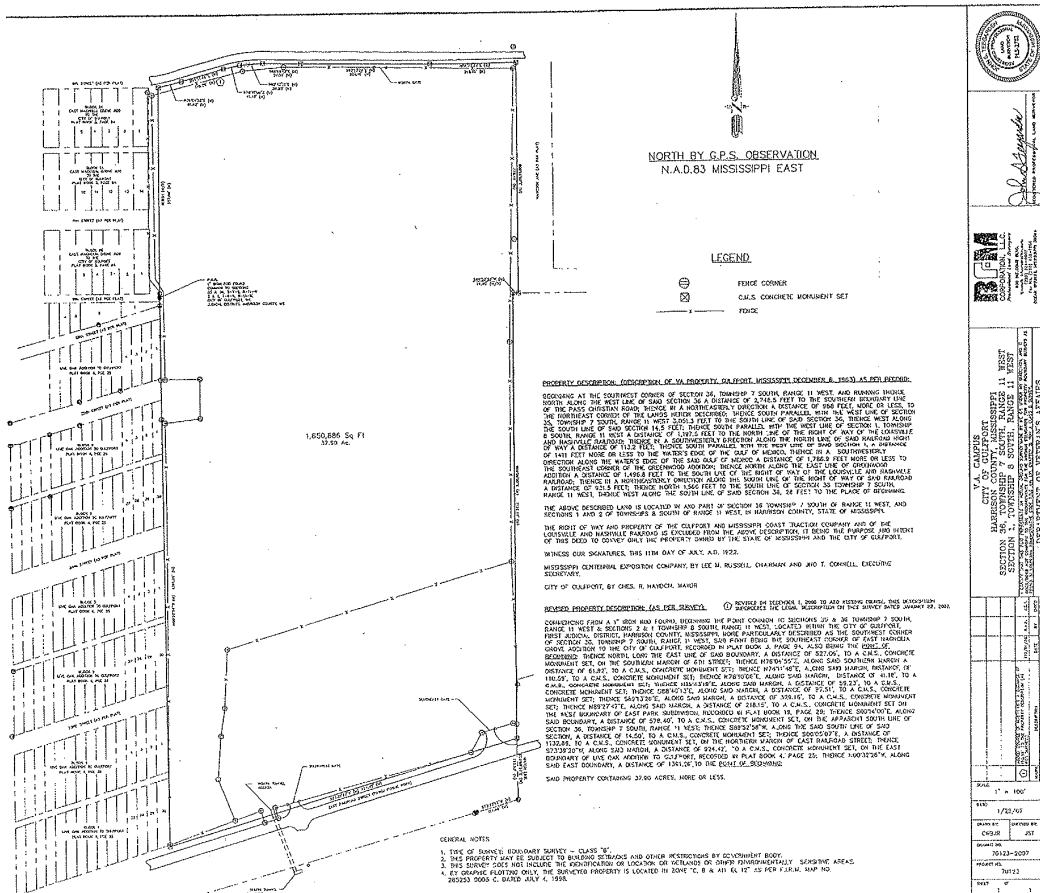
CORRECTED LEGAL DESCRIPTION

(as per Boundary Survey Completed by BFM Corporation, L.L.C./John S. Teegarden, P.L.S. on January 22, 2007, as revised on December 1, 2008)

Commencing from a 1" iron rod found, beginning the point common to sections 35 & 36 Township 7 South, Range 11 West & Sections 2 & 1 Township 8 South, Range 11 West, located within the City of Gulfport, First Judicial District, Harrison County, Mississippi, more particularly described as the Southwest corner of Section 36, Township 7 South, Range 11 West, said point being the Southeast corner of East Magnolia Grove addition to the City of Gulfport, recorded in Plat Book 3, Page 94, also being the Point of Beginning; thence North, long the East side of said boundary, a distance of 527.06', to a C.M.S., concrete monument set, on the Southern margin of 6th Street; thence N76° 04' 55"E, along said Southern margin a distance of 61.92', to a C.M.S., concrete monument set; thence N74° 11' 48"E, along said margin, distance of 110.59', to a C.M.S., concrete monument set; thence N78° 10' 06"E, along said margin, distance of 41.18', to a C.M.S., concrete monument set; thence N85° 43' 19"E, along said margin, a distance of 59.23', to a C.M.S., concrete monument set; thence S88° 40' 13"E, along said margin, a distance of 97.51', to a C.M.S., concrete monument set; thence S89° 13' 26"E, along said margin, a distance of 329.16', to a C.M.S., concrete monument set; thence N89° 27' 47"E, along said margin, a distance of 218.15' to a C.M.S., concrete monument set on the West boundary of East Park Subdivision, recorded in Plat Book 19, Page 29; thence S00° 14' 00"E, along said boundary, a distance of 578.40', to a C.M.S., concrete monument set, on the apparent South line of Section 36, Township 7 South, Range 11 West; thence S89° 52' 58"W, along the said south line of said section, a distance of 14.50', to a C.M.S., concrete monument set; thence S00° 05' 07"E, a distance of 1132.89, to a C.M.S., concrete monument set, on the Northern margin of East Railroad Street; thence S73° 39' 20"W, along said margin, a distance of 924.42', to a C.M.S., concrete monument set, on the East boundary of Live Oak Addition to Gulfport, recorded in Plat Book 4, Page 25; thence N00° 32' 26"W, along said East boundary, a distance of 1391.26', to the Point of Beginning.

Said Property containing 37.90 acres, more or less.



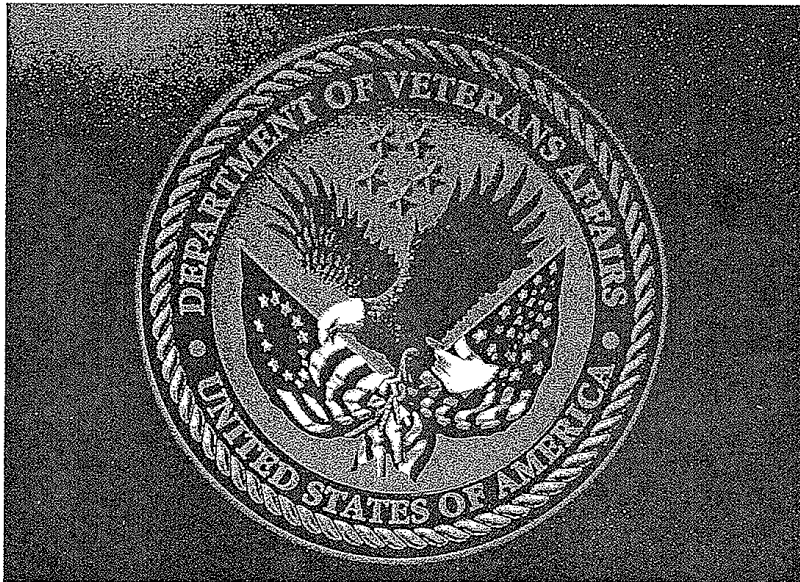


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FINDING OF SUITABILITY FOR TRANSFER (FOST)
FINAL REPORT

for the

VETERANS AFFAIRS MEDICAL CENTER
GULFPORT, MISSISSIPPI
NORTH PARCEL



September 29, 2008

Prepared for:

The United States Department of Veterans Affairs

Prepared by:

Potts Environmental Management & Consulting Company, LLC
13952 Arbor Circle, Omaha, NE 68144 (402) 333-3240



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REFERENCES

ATTACHMENTS

ATTACHMENT 1	VAMC Site Plan Drawing
	VAMC Gulfport Mississippi, Building Schedule Drawing
ATTACHMENT 2	OHC Environmental Engineering Sample Location Map
ATTACHMENT 3	VAMC Site Plan Drawing, New Boiler Plant
ATTACHMENT 4	VAMC Electrical Utility Plan Drawing
ATTACHMENT 5	AMI Environmental, Inc. Table 1 – Asbestos Survey
	AMI Environmental, Inc. Table 2 – Lead Based Paint, Lead
	Containing Paint and Materials Survey
	Laboratory Analysis Sheet, Lead in Soils by Flame AAS,
	EMSL Analytical Laboratory

EXECUTIVE SUMMARY

The Veterans Affairs Medical Center (VAMC) located at 200 East Beach Boulevard, Gulfport, Harrison County, Mississippi property intends to transfer the property from the United States Department of Veteran Affairs (VA) to the City of Gulfport, Mississippi. The property has approximately 86 acres in two (2) parcels separated by Railroad Avenue. This Finding of Suitability for Transfer (FOST) Report is for the north parcel, north of Railroad Avenue, approximately 37.9 acres. The Draft FOST indicated the property required action prior to transfer. The VA will supply the City of Gulfport documentation of completion for the items listed in following sections.

The future use of the property by the City of Gulfport has not been provided to the VA or its contractors. Therefore remediation levels were based on the Mississippi Department of Environmental Quality (MDEQ) Brownfields Target Remediation Goals for non-residential unrestricted use. This FOST Report has been prepared based on the review of the references noted, an on-site review on August 11, 12, 2008 by a PEMC Co., LLC environmental professional, and communication with the VA Facilities Engineer regarding the completion of environmental remedial actions.

The VAMC commitments for remedial action will be documented and the reports of completions supplied to the City of Gulfport. Upon completion of the VAMC commitments specified in this Draft FOST Report, the facility north parcel will be suitable for transfer. This Final FOST Report is predicated on the completion of these commitments and documentation provided.

1.0 INTRODUCTION

The United States (U.S.) Department of Veteran Affairs (VA) has entered into an agreement to transfer the Veterans Affairs Medical Center (VAMC) to the City of Gulfport, Mississippi. The facility to be transferred comprises of two (2) parcels of property separated by East Railroad Street. This Finding of Suitability for Transfer (FOST) is for the north parcel. A Drawing of the VAMC Gulfport, Mississippi, Building Schedule is presented in Attachment 1.

The environmental issues have been identified and have been summarized below. The environmental conditions have been remediated or the mitigation of the environmental condition has occurred prior to transfer. Mitigation may include complete remediation of the environmental condition, remediation to below the EPA Brownfields action levels, or transfer with condition identified and no expected harm to human health or the environment was identified.

2.0 LOCATION AND LEGAL DESCRIPTION

The VAMC, Gulfport is located along East Beach Road (U.S. Highway 90), approximately three (3) miles east of U.S. Highway 49. The southern end of the main facility borders U.S. Highway 90 which is in an east-west highway along the Gulf of Mexico coast line. The VAMC facility is split into two (2) parcels, a south parcel consisting of approximately 48.06 acres, and a north parcel consisting of 37.9 acres. This FOST has been prepared specifically for the north parcel only.

The VAMC north parcel is located north of Railroad Street and the Louisiana and Nashville Railroad line, which borders the south end of the parcel. The entrances onto the north parcel are along the south end off East Railroad Street. One drive way along the west side of the property which goes from the south end to the north end, one entrance on the west side of the laundry building and boiler plant (Buildings 244 and 245), and one truck entrance on the east side, dock entrance of Building 244. The two (2) ponds are located at the northern end of the parcel.

The legal description shows the north parcel to line in parts of the; South ½ of the Southwest ¼ of the Southwest ¼ of Section 36, Township 7 South, Range 11 West, and the West ½ of Irregular Section 1, Township 8 South, Range 11 West, of the City of Gulfport 1st Judicial District, Harrison County, Mississippi. The legal description, detailed survey and the plot of the north parcel is presented in Attachment 1.

3.0 BACKGROUND

The VAMC was originally occupied by the Mississippi Gulf Coast Exhibition and converted to a Naval Training Base in 1917. In 1919 the property was developed into a veterans Hospital. The date of construction of each individual building is not known from the information reviewed.

The north parcel had 14 buildings/structures, one electrical substation, and two (2) ponds. The electrical substation is located along the fence line on the west end of the property at the approximate center (north to south). The buildings and corresponding building numbers are listed below:

BUILDING No.	BUILDING DESIGNATION
67	Siphon Chamber
68	Sedimentation Chamber
107	Staff Quarters (recreational area)
202	Bus Stop Shelter
214	Recreation Shelter
216	Emergency Electrical System (trailer and switch trailer)
244	Laundry Building
245	Boiler Plant
246	Pavilion (recreational area)
247	Pavilion (recreational area)
248	Barbeque Pit (recreational area)
611	Engineering Storage
613	Garage-one car (recreational area)
639	Underpass/Utilities

On August 17, 1969 Hurricane Camille came ashore along the gulf coast of Mississippi. The debris from the destroyed buildings and road ways was disposed of in pond #3, the smaller of the two ponds. On August 29, 2005 Hurricane Katrina hit the Mississippi gulf coast. The coastal flooding reached storm surge heights of 25-28 feet above normal tide level. The VAMC buildings were severely damaged and the facility did not reopen. The Federal Emergency Management Agency (FEMA) used the northern parcel to set-up temporary trailers to house people displaced and homeless as a result of Hurricane Katrina. The trailer facility had utilities installed including City water, sanitary sewer hook-ups, electrical, satellite dish hook-ups, and solid waste dumpsters. As of the date of this report, the trailers were removed but the trailer utilities remained in the ground and some dumpsters remained. One trailer for the grounds keeper was still in place.

4.0 CITY OF GULFPORT REUSE PLAN

The City of Gulfport has not informed the VA of the redevelopment plans for the facility north parcel.

5.0 ENVIRONMENTAL CONDITIONS

5.1 Solid Waste

Solid waste issues were identified in two categories, the demolition/concrete/asphalt debris in Pond #3 at the north end, and the second is the solid waste collection containers installed by FEMA for collection and disposal of solid waste from the trailer occupants. The location of Pond #3 is illustrated on the OHC Environmental Engineering *Sample Location Map* presented in Attachment 2.

5.1.1 Pond #3 Solid Waste/Hurricane Camille Debris

Pond #3 located at the north end of the parcel was used for disposal of debris as a result of Hurricane Camille. The pond is roughly 200 feet long (east to west) and ranges from 100 feet wide on the west side to 140 feet wide on the east end. The depth of the pond is uncertain, however one boring (DP-34) drilled during the OHC Environmental Engineering, Inc., Soil and Groundwater Sampling Report-Part II, November 13, 2007 showed rubble down to depths of 6-feet with sands below. OHC further defined the pond using ground penetrating radar (GPR). The GPR indicated that debris exists from approximately 2.5-feet to 5.0-feet below the ground surface. The type of rubble material was not specified. No hazardous containers, discolored soil, odors, or high field screening readings were noted which may have indicated hazardous materials disposal. For the purposes of mitigation and this FOST report, the materials in Pond #3 are considered non-hazardous solid waste such as construction materials, concrete, asphalt, bricks, metals, plastics, and other miscellaneous solid wastes. The debris material deposited is considered to have originated from the VAMC with no off-site debris material disposed in Pond #3.

Soil:

Soil samples collected by OHC indicated concentrations of Acetone and Methyl-ethyl-ketone (MEK also known as 2-butanone). The concentrations were below the Brownfields Target Remediation Goals (TRGs). Fourteen (14) Poly Aromatic Hydrocarbons (PAHs) compounds were detected in the soil. Eight (8) of the compounds were below the TRGs. Six (6) compounds exceeding the TRGs included; benzo(a)anthracene, chrysene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3,-cd) pyrene. These compounds are associated with petroleum based oils.

Groundwater:

The groundwater was sampled below the pond from DP-34 which was encountered at approximately 6.7-feet below ground surface. The groundwater samples indicated no detection of any analyte including benzene, toluene, ethylbenzene, xylenes (BTEX), PAHs which are petroleum compounds, organochlorine pesticides, metals, and chlorinated and non-chlorinated volatile organics.

Due to the lack of petroleum based hydrocarbons in the groundwater, the PAHs detected in the soil appear to be held-up in the upper surface soil.

VAMC Commitments Prior to Transfer:

The VAMC will conduct the remedial action in Pond #3 that is presented in the agreement between the City of Gulfport and the VA. A competent environmental professional should be on-site during the pond remedial action to record the activities and collected the confirmation samples. Documentation of completion of this remedial action will be submitted to the City of Gulfport.

Restrictions:

There will be no restrictions from this environmental condition after mitigation has been completed.

Future Commitments:

Institutional controls may need to be placed on the future use of the pond area as a result of this environmental condition.

5.1.2 FEMA Solid Waste

FEMA responded to the devastation of Hurricane Katrina by establishing a trailer park as temporary housing on the north parcel of the VAMC. The FEMA Project Manager/Caretaker trailer is the only trailer unit left on site. FEMA installed all necessary utilities including solid waste containers for trash removal. These containers and miscellaneous trash in the trailer park area should be removed by FEMA in order to remove the potential for improper materials disposal.

VAMC Commitments Prior to Transfer:

The VAMC will coordinate with FEMA Project Managers to remove the remaining solid waste containers and debris.

Restrictions:

There are no restrictions from this environmental condition.

Future Commitments:

There are not future commitments as a result of this environmental condition.

5.2 *Underground Storage Tanks*

The VAMC has two (2) underground storage tanks (USTs) located on the south-central part of the parcel and west of the existing Building 244. These tanks were associated with the boiler building, Building 245, which has been demolished and removed from the site. The USTs include a 20,000-gallon and 1,000-gallon steel tanks containing fuel oil for the boilers in the former Building 245. The USTs are currently in place and are schedule to be removed prior to the transfer of the property. A drawing of the Boiler Plant Building and UST locations is presented in Attachment 3.

OHC drilled one direct push boring in the area of the USTs, DP-29. Soil and groundwater samples were collected from this boring and the results are presented below.

Soil:

The soil sample from DP-29 at the southwest end of the UST locations indicated no detection of the petroleum compounds; benzene, toluene, ethylbenzene, xylenes (BTEX), diesel range organics (DROs), and PAHs.

Groundwater:

The groundwater sample collected from DP-29 indicated no detection of petroleum hydrocarbons including BTEX, DROs and PAHs. The laboratory results for the eight Resource Conservation and Recovery Act (RCRA) indicated that only lead (Pb) was detected above the regulatory TRG.

As a result of the soil and groundwater sample analysis from DP-29, the UST removal and closure sample analysis is not expected to provide any indication of soil or groundwater contamination.

VAMC Commitments Prior to Transfer:

The VA has committed to removing the USTs a part of the transfer of the property to the City of Gulfport. The USTs and all associated piping should be removed in accordance with MDEQ regulations and the proper closure sampling will be conducted. Documentation of the closure will be provided to the City of Gulfport.

Restrictions:

There are not current restrictions as a result of this environmental condition. If the UST removal sampling does not indicate a clean site, the City of Gulfport will be required to allow the VA to conduct the required investigation or remediation.

Future Commitments:

There are no current future commitments as a result of the USTs. However, the final future commitments will be dependant on the UST closure sampling and MDEQ responses.

5.3 Polychlorinated Biphenyls

5.3.1 Fluorescent Light Ballasts

Building 245 has been demolished and therefore no fluorescent lights remain.

A PEMC Co. representative conducted a site reconnaissance of Building 244. Building 244 has been cleared of all utilities, except for storm drainage, and sanitary sewer line piping. No lighting or other electrical equipment remains in the building.

Commitments Prior to Transfer:

There are no commitments prior to transfer from this environmental condition. The condition has been abated and does not exist.

Restrictions:

There are no restrictions as a result of this environmental condition.

Future Commitments:

There are no future commitments from this environmental condition.

5.3.2 Transformers

Pad mounted transformers were located in three (3) locations of the VAMC north parcel, and one substation. The transformers were located at the northeast corner of former Building 107, on the southwest side of the former Building 245, and on the southwest side of Building 244. All three transformers have been removed. The pad mounted transformers and sub station locations can be found on the VAMC Electrical Utility Plan drawing presented in Attachment 4.

The electrical sub-station located on the west end of the parcel, midway from north to south. All equipment has been removed from the sub-station area.

Commitments Prior to Transfer:

There are no commitments prior to transfer from this environmental condition.

Restrictions:

There are no restrictions as a result of this environmental condition.

Future Commitments:

There are no future commitments from this environmental condition.

5.4 Asbestos

5.4.1 Building 245

An asbestos survey was conducted in former Building 245 prior to demolition. The building has been demolished and all materials have been removed from the site.

VAMC Commitments:

There are no commitments from this environmental condition.

Restrictions:

There are no restrictions as a result of an asbestos environmental condition.

Future Commitments:

There are no future commitments from this environmental condition.

5.4.2 Building 244

An asbestos survey was conducted on selected materials in Building 244 by AMI Environmental, Inc. The only asbestos identified was in heating, ventilation, air conditioning (HVAC) red duct sealant in the offices at the northwest corner of the building. This material has been removed from the building. The AMI Environmental, Inc. Table 1 – Asbestos Survey is presented in Attachment 5.

A PEMC Co., LLC representative conducted a visual review of the building and found no HVAC equipment, duct work, or insulation in the building.

VAMC Commitments:

There are no commitments from this environmental condition.

Restrictions:

There are no restrictions as a result of an asbestos environmental condition.

Future Commitments:

There are no future commitments from this environmental condition.

5.5 Lead Based Paint

5.5.1 Lead Based Paint in Building Materials

A lead based paint survey was conducted on the building materials and the soil surrounding the building. AMI Environmental, Inc. conducted the survey at Building 244 and found lead in several building materials. The building materials found with lead based paint included; the orange steel water valve at the southeast end of the dock area, the white exterior steel hand rail, the white metal upper panels on the exterior of the building, the brown metal exterior bookend panels, the main floor sink inside the building, and the main floor orange sprinkler line. Each of these painted surfaces exceeded the 1.0 mg/cm² lead content. The AMI Environmental, Inc. Table 2 – Lead Based Paint Survey is presented in Attachment 5.

Mitigation of the lead based paint has occurred on the interior main floor sink and the main floor sprinkler line. These components have been removed from the building. Mitigation of the hand rails was completed by removing the paint from the hand rails. The lead based paint on the exterior metal building components, and the orange above-ground water valve was observed to remain.

VAMC Commitments:

The removal of the lead based paint from the exterior building components will not be complete for the transfer. The VA therefore commits that these metal building materials will be in a condition that is safe for human health. Documentation of any remedial action will be provided by the VA to the City of Gulfport.

Restrictions:

The upper exterior panels will require inspection and maintenance. Peeling paint from these panels will require removal in accordance with lead based paint remediation guidelines. The paint on the water main valve will require inspection and maintenance of the paint or paint removal.

Future Commitments:

The upper exterior panels will required periodic inspection for paint peeling and mitigate peeling paint.

5.5.2 Lead in Soil

AMI Environmental, Inc. collected seven (7) soil samples for lead analysis. Three (3) soil samples exceeded the laboratory method detection limit. All samples were below the 400 mg/Kg Brownfields TRG for unrestricted lead concentration in soil.

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VAMC Commitments:

There are no commitments from this environmental condition, lead in soil.

Restrictions:

There are no restrictions as a result of this environmental condition.

Future Commitments:

There are no future commitments from this environmental condition.

6.0 CONCLUSIONS

The VA intends to transfer the VAMC in Gulfport, Mississippi to the City of Gulfport. This FOST Report was prepared for the north parcel only, the portion of the property north of Railroad Street. The FOST Report identified environmental conditions, the remedial action/mitigation to be conducted and the final documentation to be submitted to the City of Gulfport.

The future use of the property has not been revealed by the City of Gulfport to the VA. Therefore, the environmental remediation/mitigation goals applied were the MDEQ Brownfields Tier 1 Target Remediation Goals for Unrestricted Non-Residential use.

The FOST Report has adequately identified the environmental conditions on the property based on the current conditions, past use, and documentation available identifying environmental conditions. Upon completion of the VAMC commitments and the subject to the restrictions and future commitments identified in this FOST Report, the property does not pose a threat to human health or the environment. The VAMC north parcel property will be suitable for transfer after completion of the VAMC Commitments of the environmental conditions identified in this Draft FOST Report.



02

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VA Authorized Representative, Title (Print)

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